



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

82 King Street

New York, NY 10014

SITE No. C231103

NYSDEC REGION 2

October 2018

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 82 King Street property ("site") located at 82 King Street, Manhattan, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Toll NY II LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

**Highlights of the Site Cleanup:** The following activities have been completed to achieve the remedial action objectives:

- Demolition of existing site structures and concrete surface cover and off-site disposal of construction and demolition (C&D) debris to facilitate excavation;
- Excavation and off-site disposal of approximately 21,000 tons of soil/fill material, including non-hazardous historic fill and non-hazardous petroleum-contaminated soil, to meet unrestricted use Soil Cleanup Objectives (SCOs) at the site;
- Excavation and off-site disposal of 828 tons of hazardous waste (lead contaminated soil);
- Removal and administrative closure of one 275-gallon waste oil aboveground storage tank (AST), one 1,500-gallon fuel oil AST, nine 550-gallon gasoline underground storage tanks (USTs) and one 4,000-gallon gasoline closed-in-place UST;
- Installation of a hydraulic cut-off/barrier wall at the northern end of the site to prevent the potential migration of off-site contamination onto the site;
- Collection and analysis of documentation soil samples to confirm unrestricted use SCOs were achieved;
- Collection and analysis of groundwater samples at the northwest corner of the site following excavation and removal of petroleum-contaminated soil. The groundwater results met applicable groundwater criteria indicating no localized groundwater treatment was necessary; and
- Installation of a waterproofing/vapor barrier membrane below the foundation slab and along sidewalls to grade as an element of construction.

**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" at left). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

### Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed.

#### **New York Public Library**

Hudson Park Branch  
66 Leroy Street  
New York, NY 10014  
(212) 243-6876  
Call for hours

#### **Manhattan Community Board 2**

3 Washington Square Village, #1A  
New York, NY 10012  
(212) 979-2272  
Call for hours

#### **NYSDEC, Region 2 Office**

47-40 21st Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4900  
Hours: Mon. to Fri. 8AM to 4 PM

### Who to Contact:

Comments and questions are always welcome and should be directed as follows:

#### **Project Related Questions**

Nigel N. Crawford, P.E.  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-7778  
[nigel.crawford@dec.ny.gov](mailto:nigel.crawford@dec.ny.gov)

#### **Project-Related Health Questions**

Arunesh Ghosh  
NYSDOH  
Empire State Plaza  
Corning Tower  
Albany, NY 12237  
(518) 486-1443  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

For additional information on the New York's Brownfield Cleanup Program, visit:

[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# BROWNFIELD CLEANUP PROGRAM

**Site Description:** The site is located on King Street between Varick and Hudson Streets in the Hudson Square neighborhood of Manhattan, and is identified as Tax Block 580, Lot 52 on the NYC Tax map. The site is 20,325 square feet ( $\pm 0.47$  acres). Most recently, the site was improved with a two-story building with a partial cellar. Available records indicate that the property was developed as early as 1894 with multiple dwellings and was occupied by an automobile repair shop and garage from about 1927 through 2016. The site is being redeveloped with a 15-story commercial and residential tower fronting Charlton Street and a 16-story commercial and residential tower fronting King Street with a shared cellar level spanning the entire site footprint. A Site Location Map is attached.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database by entering the Site ID (C231103) at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>

**Brownfield Cleanup Program Overview:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the

reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

---

***We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.***

---

### **Receive Site Fact Sheets by Email**

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you have already signed up and received this fact sheet electronically.

# BROWNFIELD CLEANUP PROGRAM

Site Location Map

